

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF FLORIDA
FORT LAUDERDALE DIVISION

CASE NO. 06-61669-CIV-MARRA/JOHNSON

UNITED STATES OF AMERICA,

Plaintiff,

v.

WILLIAM L. DORNBROCK, *et al.*,

Defendants.

NOTICE OF SALE

Pursuant to the Decree of Foreclosure and Order of Sale of the United States District Court for the Southern District of Florida, filed on August 13, 2008 (DE #67), in the above-captioned cause, an Internal Revenue Service Property Appraisal and Liquidation (IRS PALS) Specialist will conduct an open house on March 9, 2009 beginning at 12:00 p.m. and lasting until 4:00 p.m. and sell at the time of 10:00 a.m. on March 10, 2009, at public sale to the highest bidder the real property located at 2200 Ocean Lane, Unit 1005, Ft. Lauderdale, Florida 33316 United States, which is more fully described below:

Apartment #1005 of Point of America Condominium Apartments, Phase II, according to the declaration of the Condominium filed December 19, 1969, and recorded in Official Records Book 4097, at Page 424 and according to the Amendment thereof filed February 19, 1971 and recorded in Official Records Book 4428, at Page 216, and according to the Amendment thereof filed July 7, 1971, and recorded in Official Records Book 4544, at Page 840, of the public Records of Broward County, Florida, together with an undivided interest in common elements as set forth in said Declaration of Condominium.

(Hereinafter "the property"). The sale will occur at the Internal Revenue Service, 7850 SW 6th Court, Room 145, Plantation, Florida, United States. All prospective bidders need to

arrive between 9:00 a.m. and 10:00 a.m. on March 10, 2009 in order to register. For further information, please contact WWW.IRSAUCTION.GOV Sharon W. Sullivan, Property Appraisal and Liquidation Specialist, 7850 SW 6th Court, MS-5780, Plantation, Florida, 33324, VMS 954-423-7743, Cell 954-654-9899.

The property shall be sold upon the following terms and conditions:

1. Any rights, title, liens, or claims of interest in the property of any party to this proceeding are discharged upon sale and confirmation of sale.
2. The sale shall be subject to any unpaid ad valorem real property taxes. The current real property tax balance as of February 28, 2009, 2008 is \$13,057.64 for tax year 2008 and \$ 17,761.58 for tax year 2007; condominium fees as of January 29, 2009 are \$10,541.12.
3. The sale shall be subject to a minimum bid requirement in the amount of not less than \$ 538,000.00.
4. The successful bidder shall be required to deposit with the IRS PALS a minimum of twenty percent (20%) of the amount bid at the time of sale, either by cashier's check payable to the Clerk, United States District Court for the Southern District of Florida or by cash deposit. Before bidding at the sale, prospective bidders must display proof to the IRS PALS that they are able to comply with this requirement. No bids will be received from any persons who have not presented proof that, if they are the successful bidder, they can make the required deposit.
5. The balance of the purchase price shall be tendered to IRS PALS by the successful bidder within thirty (30) business days following the date of the sale in

a form of cashier's check payable to the Clerk, United States District Court for the Southern District of Florida. If the bidder fails to fulfill this requirement or any other deposit requirement, the deposit shall be forfeited and retained as part of the proceeds of the sale and applied first to the expenses of the sale, and any amount remaining shall be distributed in accordance with the sequence directed in paragraph 16 of the Order of Sale entered by the United States District Court in this action, and the property shall be re-offered for sale or be offered to the second highest bidder, who shall comply with the provisions of paragraph 4.

6. Upon receipt of the balance of the purchase price, and after the passage of ten (10) days without objections to the confirmation of sale entered by the Court, the IRS shall execute and deliver a deed conveying the subject real property to the successful purchaser.
7. Mail-in bids accepted.
8. The sale is made pursuant to 28 U.S.C. § 2001 and is made without right of redemption.

Respectfully submitted,

R. ALEXANDER ACOSTA
United States Attorney

s/ Valerie G. Preiss
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CERTIFICATE OF SERVICE

I hereby certify that on the 30th day of January 2009, the Notice of Sale was filed with the Clerk of the Court by using the CM/ECF system, which will cause the foregoing to be sent electronically to counsel for the defendants: John P. Kelly, jkelly@businesslitigation.com, and Joseph Falcone, jf@lawyer.com.

The addresses for counsel for the defendants are as follows:

John P. Kelly
The Kelly Law Firm
2400 East Commercial Blvd., Suite 211
Ft. Lauderdale, FL 33308

Joseph Falcone
3000 Town Center, Suite 2370
Southfield, MI 48075

s/ Valerie G. Preiss
Valerie G. Preiss